Preliminary Roost Assessment

Beacon Fell View Holiday Park, Longridge
PR3 2TF



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CONTROL SHEET

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1. Introduction 1
1.1. Background 1
1.2. Scope of the Report 1
1.3. Location 1
1.4. Proposals 1
2. Methods 4
2.1. Desk Study 4
2.2. Fieldwork 4
2.3. Constraints 5
3. Desktop Results 6
3.1. Desktop Results 6
4. Field Survey Results 7
4.1. Preliminary Roost Assessment 7
5. Conclusions and Recommendations 11
5.2. Bats 11
5.3. Nesting Birds 12
6. Appendix A 13
6.1. Site Photos 13
7. Appendix B 18
7.1. Legislation 18

1. Introduction

1.1. Background

1.1.1. This report has been commissioned by Graham Anthony Associates on behalf of the Client to provide a Preliminary Roost Assessment (PRA) in relation to proposals to develop the Site at Beacon Fell View Holiday Park, 110 Higher Road, Longridge, PR3 2TF (the Site).

1.2. Scope of the Report

1.2.1. The aims of this report are to describe the Site's potential to support roosting bats, to establish current or historical use of the Site by bats, and evaluate the habitats within the survey area in the context of the wider environment to support foraging and commuting bats. Specifically, this report sets out to:

- identify any features that could be used by bats.
- identify any evidence of bats around the Site.
- assess the Site's likely importance for bats and identify how the proposed development may impact upon bats.
- outline the requirements for further surveys and mitigation measures where appropriate.
- advise the client to achieve planning and comply with wildlife legislation.

1.3. Location

1.3.1. The Site is located at grid reference SD 61622 38097, at the centre of the existing holiday home park, approximately 1.3km northeast of Longridge town centre. The Site is surrounded by existing holiday homes of modern construction. Dilworth Upper Reservoir is located approximately 160m north of the Site, and Spade Mill Reservoir is located approximately 400m to the south. The wider environment comprises agricultural land separated by hedgerows and trees. Refer to Figure 1 for more details.

1.4. Proposals

1.4.1. The proposal involves erection of a first-floor extension and enhancements to the existing leisure building. Refer to Figure 2.



Figure 1: Site Location Plan.

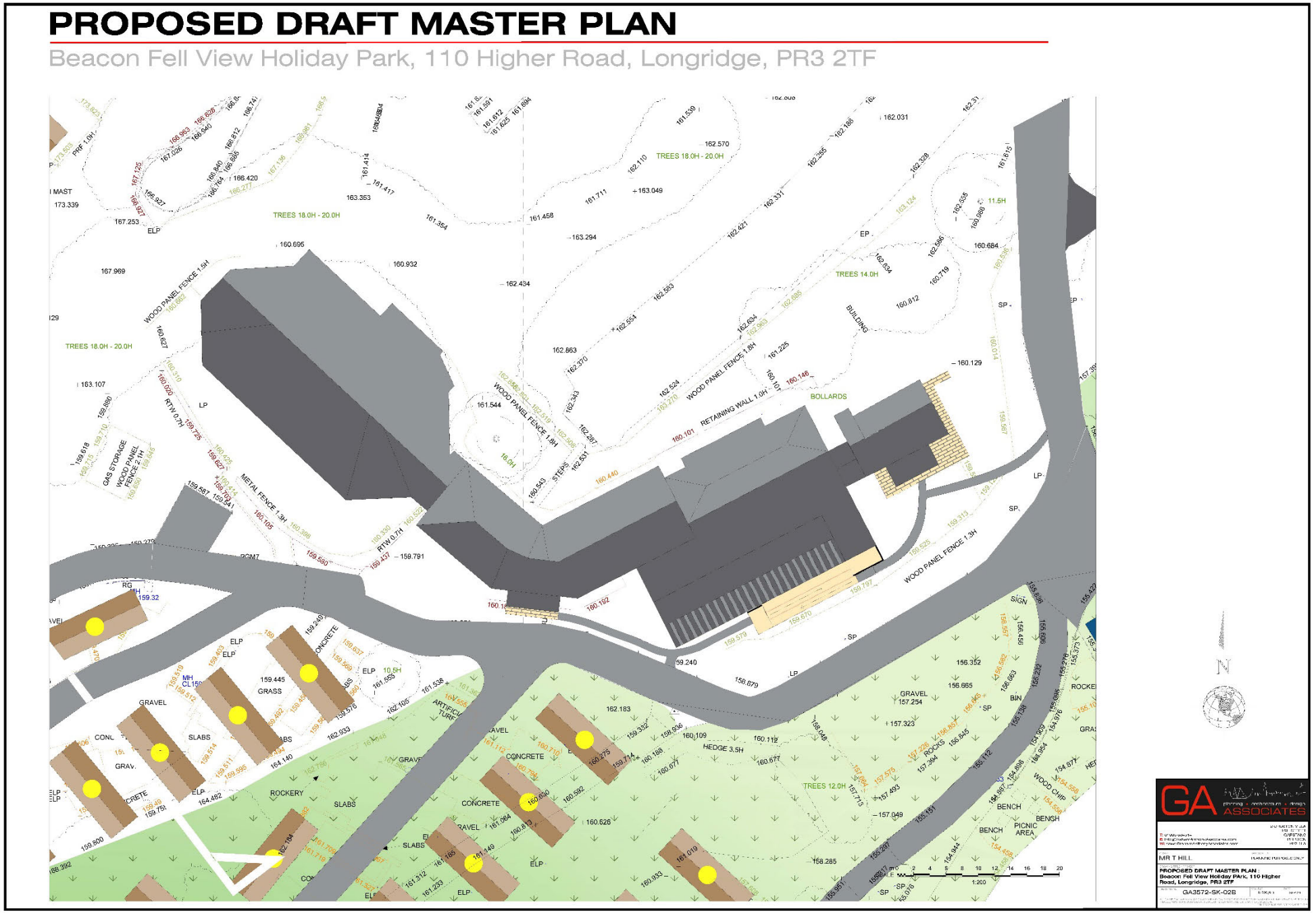


Figure 2: Proposed Site Plan.

2. Methods

2.1. Desk Study

2.1.1. A desk study was carried out by collecting records from the Department of the Environment and Rural Affairs (DEFRA) Map and Geographic Information Centre (MAGIC). Data was searched for information on:

- statutory designations that support bats within a 2km area of search.
- known records of European Protected Species licencing within a 2km area of search.
- surrounding habitats and landscape.

2.2. Fieldwork

Preliminary Roost Assessment

2.2.1. A detailed survey has been undertaken to determine the actual or potential presence of bats and the need for further survey and/or mitigation in accordance with current best practice[1]. The survey involved the following steps:

- a detailed external survey of the structure to identify potential or actual bat entry/exit points and roosting features;
- a systematic search of the interior of the structure to identify potential or actual bat access points and roosting features; and
- locating any evidence of bats or bat activity such as live or dead specimens, bat droppings, urine splashes, fur-oil staining, and/or squeaking noises. Where bat droppings are present, samples should be carefully collected where possible for DNA analysis, unless species identification has been reliably identified by an alternative method. It should be noted that sometimes bats leave no visible sign of presence.

2.2.2. Where a structure offers potential roosting opportunities for bats, and the possibility of bat presence cannot be ruled out, or where evidence of bats is found, further surveys are likely to be required in accordance with best practice guidance[1]. As a general guideline, the suitability of a site to support roosting bats is categorised as negligible, low, moderate, or high. The level of survey effort

[1] Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

recommended depends on this categorisation and is designed to establish the likely presence or absence of bats.

Legislation and Planning Policy

2.2.3. All bat species in the UK are classified as European Protected Species (EPS). Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended) in combination, it is an offence to:

- deliberately capture, injure, or kill a bat.
- deliberately disturb bats in a way that: impairs their ability to survive, breed or rear young; affects their ability to hibernate or migrate; or is likely to have a significant effect on the local distribution or abundance of the species.
- intentionally or recklessly damage, destroy, or obstruct access to a bat roost.
- disturb bats while they are occupying a place used for shelter or protection.

2.2.4. Legislation and policy are described in full in Appendix B.

2.3. Constraints

2.3.1. A full building survey was undertaken on 13th July 2026. Building inspections can be undertaken at any time of the year. Therefore, there were no constraints to survey and a robust assessment of the building's likelihood to support roosting bats can be made.

3. Desktop Results

3.1. Desktop Results

Statutory Designations

3.1.1. The Site is not subject to any designation, and there are no statutory designations within a 2km area of search.

European Protected Species Licences

3.1.2. The data search returned no known records of a granted European Protected Species Applications within a 2km area of search. The nearest record of a known EPSL is located approximately 2.2km southeast of the Site and refers to a 2011 licence (ref: EPSM2011-3791) covering common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared bats (*Plecotus auritus*).

Habitats

3.1.3. Parcels of deciduous woodland are located within 250m southwest of the Site. The surrounding environment predominantly comprises agricultural land separated by hedgerows and trees. These areas provide potential foraging and commuting habitats for bats.

4. Field Survey Results

4.1. Preliminary Roost Assessment

4.1.1. The Site comprises a substantial detached leisure building of irregular L-shaped form. The eastern part of the building is occupied by a bar and restaurant, with the reception and games room located centrally. To the west is a large indoor swimming pool. A full Preliminary Roost Assessment of the Site was completed. Refer to Appendix A for site photos.

External Survey

4.1.2. The roof of the building is in good condition, comprising tightly interlocking ridge tiles and well-fitted pitched roof tiles throughout. No slipped, missing, or lifted tiles were observed during the survey, and all tiles appeared to be securely in place. No Potential Roost Features (PRFs) were identified within the pitched roof structure. The ridge tiles are of a dry-fix design, with no gaps or access points recorded. The swimming pool complex is covered by a corrugated sheet roof, which also appeared to be in good condition, with no evidence of lifted or damaged sheets. Overall, the roofing materials and construction of the swimming pool complex are considered generally unsuitable for roosting bats.

4.1.3. The soffits within the eaves and the fascia boards are well fitted, sealed, and tight to the walls, offering no potential access opportunities - no PRFs were identified. The brickwork is in very good condition, with no PRFs and no evidence of bat activity, such as droppings, recorded. Windows and doors are all well fitted and sealed, providing no access opportunities to internal spaces or cavities.

4.1.4. A thorough inspection of all external surfaces found no evidence of bat activity, such as droppings or feeding remains.



Plate 1: The restaurant/bar building.



Plate 2: Main reception building.



Plate 3: Swimming pool complex.

Internal Survey

4.1.5. Internally, the main reception and bar areas consisted of vaulted ceilings. Internal roof voids were inspected where access was possible and were found to comprise exposed timber roof structures with an under-tile membrane. The timbers and membrane were in very good condition and appeared to be well maintained. Access points were inspected, and no evidence of Potential Roost Features (PRFs) or bat activity was identified.

4.1.6. The under-tile membrane was in good condition, with no visible rips, tears, or defects. No evidence of access opportunities, bat presence, or bat activity was identified.

4.1.7. The timber support structures were generally in good condition, with no notable cracks, splits, crevices, or other features that could provide roosting opportunities for bats. No Potential Roost Features (PRFs) were identified.

4.1.8. The swimming pool area comprised an exposed sheet-roof structure with ventilation ducts present beneath the roof covering. No internal roof void was present. A thorough inspection of the features identified no evidence of bat presence or activity, and no PRFs were recorded.

4.1.9. A detailed inspection of all accessible flat surfaces and floor areas within the internal spaces revealed no evidence of bat presence or activity, such as droppings, feeding remains, staining, or urine splashes.

Summary

4.1.10. The Preliminary Roost Assessment determined that the building is in good condition, with tightly fitting ridge and pitched tiles. No gaps or crevices were recorded that could offer roosting potential. No access opportunities were identified. A comprehensive and systematic inspection of all internal and external areas identified no evidence of bat presence or activity. No droppings, feeding remains, or fur oil staining were recorded anywhere within the building or across the wider site.

4.1.11. Overall, the building was assessed as having negligible roosting potential as per current best practice guidelines[1].

5. Conclusions and Recommendations

5.1.1. In summary, the Site contains a large, detached building which was assessed for its potential to support roosting bats and to establish current or historical use of the Site by bats. During the survey, attention was paid to potential building nesting bird constraints. A summary of the conclusions and recommendations for the Site has been provided in Table 1. For a full summary, refer to the individual sections outlined below.

Table 1: Summary of conclusions and recommendations.

Feature	Conclusions & Recommendations
Bats	The building is in good condition with no Potential Roost Features or evidence of bat activity recorded. No further surveys or assessment required. It is concluded that there is no reasonably foreseeable likelihood of roosting bats being present at the Site.
Nesting Birds	No evidence of building nesting birds was identified during the survey. If any nesting birds are discovered during the works, any activity with the potential to affect bird breeding habitat should be undertaken outside the main breeding bird season (March to August inclusive). Where this is not possible, a suitably qualified ecologist should visit the Site within 48 hours prior to removal to ensure no breeding birds are present.

5.2. Bats

Status

5.2.1. The building was assessed for its potential to support roosting bats. The roof was found to be in good condition, with no Potential Roost Features (PRFs) identified. The soffits within the eaves were well sealed and securely fitted, with no gaps or access points evident. External cladding was also in good condition, and no PRFs were recorded. Furthermore, no evidence of bat activity, such as droppings, feeding remains, or discarded prey items, was observed during the inspection of the Site. Overall, the building is considered to offer negligible potential for roosting bats.

5.2.2. Internally, no evidence of bat presence or activity was identified. No potential access opportunities were recorded. No signs of bat activity, such as droppings or feeding remains, were found around the entire Site. The building has been assessed as having negligible bat roosting suitability in accordance with current best practice guidance[1].

Unmitigated Impacts

5.2.3. No unmitigated impacts are envisaged.

Assessment and Recommendations

5.2.4. The building has been assessed as having negligible bat roosting suitability, therefore no further surveys or assessment are required.

5.2.5. On this basis, it is recommended that works can proceed without the need for a licence from Natural England, as no impact on bats or bat roosts are anticipated. However, as a precaution, should bats be unexpectedly encountered during works, all activity must cease immediately and a suitably qualified ecologist consulted for further advice.

5.2.6. The proposed works will not result in any impact on bat foraging or commuting habitat.

5.3. Nesting Birds

Status

5.3.1. No evidence of any building nesting birds was recorded during the survey.

Unmitigated Impacts

5.3.2. No unmitigated impacts are envisaged.

Conclusions and Recommendations

5.3.3. Should any nests or nesting birds be discovered during the works, the construction phase could result in the unintentional damage or disturbance of active bird-nesting habitat during the breeding season. This may lead to the destruction of a nest, eggs, or unfledged young. It is recommended that:

- any works to bird breeding habitat should take place outside of the bird nesting season which is generally considered to be March through to August inclusive.
- where clearance of bird nesting habitat is required during the breeding season (1st of March to 31st August), a suitably qualified Ecological Clerk of Works should visit the Site within 48 hours prior to commencement to confirm no breeding birds are present.

6. Appendix A

6.1. Site Photos



Plate 4: The roof consists of clay ridge and pitch tiles in good condition.



Plate 5: No slipped or missing tiles were recorded.



Plate 6: Ridge tiles are well sealed and pitch tiles are tight with no apparent gaps.



Plate 7: The swimming pool complex has a corrugated sheet roof generally in good condition with no PRFs recorded.



Plate 8: Soffits and fascias had no apparent gaps. No PRFs recorded.



Plate 9: Soffits are tight to the walls with no PRFs recorded and no evidence of bat activity observed.



Plate 10: Internally, some rooms consisted of vaulted ceilings in good condition.



Plate 11: Attic voids are in good condition with no apparent access opportunities and no PRFs recorded.



Plate 12: No bats were observed and no evidence of bat activity was recorded.



Plate 13: The swimming pool has a sheet roof with no void present.

7. Appendix B

7.1. Legislation

Badgers

7.1.1. Badgers are protected under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended) (WCA) and the Protection of Badgers Act 1992. It is illegal to:

- kill, injure, take, possess or cruelly ill-treat a badger or to attempt to do so.
- interfere with a badger sett by damaging or destroying it.
- obstruct access to or destroy any entrance of a badger sett.
- disturb a badger when it is occupying a sett.

7.1.2. A badger sett is 'any structure or place that displays signs indicating current use by a badger'. Natural England classifies a sett as active if it has been occupied within the last 12 months.

7.1.3. Operations that might cause disturbance of an active sett entrance can be carried out under licence from Natural England. If any badgers are found during the course of the survey, this will be highlighted in this report.

Wild Birds

7.1.4. All wild birds are protected by Part 1 of the WCA 1981 (as amended) from deliberate or reckless injury or killing. This protection extends to birds' nests during the breeding season which makes it an offence to damage or destroy nests, eggs, or young. Birds that are listed on Schedule 1 are afforded additional protection against intentional or reckless disturbance during the breeding season. It is an offence to disturb a Schedule 1 species at or near to their nesting site during the breeding season.

European Protected Species (includes bats, otter, hazel dormouse, great crested newts, and others)

7.1.5. It is advised that all bats and great crested newts (as well as many other species) are European Protected Species (EPS). EPS are protected under European legislation that is implemented in England via The Conservation of Habitats and Species Regulations 2017 (Regulation 43). A full list of EPS is provided in Schedule 2 of the Regulations. In addition, these EPS also receive the protection of the Wildlife and Countryside Act 1981 (as amended) in respect of Section 9 (4)(b & c) and (5).

7.1.6. If both national and international legislation are taken together, the legislative protection afforded to these species makes it an offence to:

- intentionally/deliberately kill, disturb, injure, or capture them.
- intentionally or recklessly damage, destroy, or obstruct access to any breeding site or resting place.
- possess or control any live or dead specimen or anything derived from a European Protected Species.

Mammals and Reptiles

7.1.7. All native reptiles and a variety of British mammals also receive protection under The WCA 1981 (as amended). Schedule 5 of The WCA lists animals that are protected. The degree of protection varies. Water voles and red squirrel are examples of species with full protection. The Act makes it an offence to intentionally kill, injure, take, possess, or trade in any wild animal listed in Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

7.1.8. All native reptiles in the UK are protected. The commoner species such as grass snake, common lizard, slow worm, and adder are protected only from unlawful killing and injuring. In practice, this may require a reptile protection scheme before implementing a planning permission but no specific licence is required. Sand lizard and smooth snake are listed as EPS.

Non-native Invasive Species

7.1.9. A number of non-native plant species growing wild in the UK are listed on Schedule 9 of the WCA due to their invasive nature and the detrimental impact they can have on native habitats and wildlife. This legislation makes it an offence to plant or otherwise cause to grow in the wild any plant species which is included in Part II of Schedule 9.

Environment Act 2021

7.1.10. The Environment Act 2021 was passed to improve environmental governance in the UK following its departure from the EU. It establishes legally binding targets, new environmental principles, and enforcement mechanisms.

7.1.11. The Act introduces several key measures to enhance biodiversity, promote sustainable land management, and improve protections for natural habitats:

- Strengthened Biodiversity Duty.

- Biodiversity Net Gain (BNG). New developments must deliver at least a 10% net gain in biodiversity.
- Local Nature Recovery Strategies (LNRSs). Each area must develop a strategy to **restore and connect habitats**, supporting a **Nature Recovery Network**.
- Street Tree Protection. Local Authorities must **consult the public** before felling street trees.
- Woodland Protection Enforcement. Stronger measures to prevent illegal deforestation and unauthorised felling.
- Conservation Covenants. A new legal tool that allows **landowners to enter binding conservation agreements** with responsible bodies, ensuring long-term environmental benefits.
- Protected Site & Species Conservation Strategies. New **strategic approaches** to improve conservation outcomes for designated sites and protected species.
- Deforestation & Supply Chain Regulation. **Larger UK businesses** are prohibited from using commodities linked to **widespread deforestation**.
- Businesses must establish **due diligence systems** to ensure supply chains comply with environmental standards. An **enforcement system** will oversee compliance.

Conservation of Habitats and Species Regulations 2017 (as amended)

7.1.12. These Regulations transpose the European Habitats Directive and Bird Directives into UK law. The Regulations provide the framework for the conservation of natural habitats and the protection of species. They provide for the designation and protection of 'European sites' (referred to in this assessment as ‘international sites’) which include Special Areas of Conservation (SAC) and Special Protection Areas (SPA), and the protection of 'European protected species', and the adaptation of planning and other controls for the protection of such.

7.1.13. Under the Regulations, UK competent authorities have a general duty to have regard to the EC Habitats and Birds Directives. They require competent authorities to consider or review planning permission, applied for or granted, affecting a European site, and, subject to certain exceptions, restrict or revoke permission where the integrity of the site would be adversely affected. Under Regulation 63, where any proposed plan or project is likely to have an effect on a Natural 2000 site or qualifying feature for a site, then the competent authority (normally the local planning authority) will carry out an appropriate assessment of those effects, referred to as a ‘Habitats Regulations Assessment (HRA)’.

Species

7.1.14. The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licences by the appropriate authorities. Licences may be granted for a number of purposes (such as science and education, conservation, preserving public health, and safety), but only after the appropriate authority, including the planning authority, is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild populations of the species concerned - these three elements form the basis of the three derogations 'tests' to be applied to satisfy European legislation.

Wildlife and Countryside Act 1981

7.1.15. The principle statutory instrument that governs nature conservation in England is the Wildlife and Countryside Act 1981 as amended (WCA 1981).

7.1.16. The WCA 1981 consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and the Birds Directive in Great Britain. It is complemented by the Wildlife and Countryside (Service of Notices) Act 1985 which relates to notices served under the 1981 Act, and the Habitats Regulations 2017 (as amended) which implement the Habitats Directive.

7.1.17. Containing four Parts and seventeen Schedules, the Act covers protection of wildlife (birds, and some animals and plants), the countryside, National Parks, and the designation of protected areas, and public rights of way.

7.1.18. Amendments to the Act have been made and there is a statutory quinquennial review of Schedules 5 and 8 (protected wild animals and plant respectively), undertaken by the country agencies and co-ordinated by the Joint Nature Conservation Committee. There have been 6 reviews with the 7th commenced in 2021.

Natural Environmental and Rural Communities (NERC) Act 2006

7.1.19. The NERC Act 2006 makes provisions in respect of biodiversity, pesticides harmful to wildlife and the protection of birds, and in respect of invasive non-native species.

7.1.20. Section 40 of the Act lays a duty on authorities to have regard to the purpose of conserving biodiversity in compliance with the UN Biodiversity Convention in 1992. This is otherwise known as the 'Biodiversity Duty' and refers in particular to those Habitats & Species of Principle Importance

listed in Section 41 of the Act. Guidance for local authorities on implementing the Biodiversity Duty is provided in DEFRA (2007).

Section 41 List

7.1.21. For the purposes of conserving biodiversity, habitats and species of principle importance are listed through the provisions set out in Section 41 of this Act (replacing Section 74 of the CRoW Act 2000), referred to in this chapter as the Section 41 List. DEFRA 2007 references the UK and local Biodiversity Action Plans (BAPs) (see below) as the source of data for the Section 41 List. This assessment uses the List, as updated by the UK BAP, as a key guide for identification of ecological features to be affected by proposals, and to guide and weigh recommendations and mitigation.

7.1.22. The Section 41 List has been further refined by DEFRA 2007, where seven sectors have been selected where public bodies and other stakeholders can make a significant contribution to biodiversity conservation, through their Biodiversity Duty. Habitats and species relevant to each sector have been identified to help non-conservation professionals consider where the List might apply to them. Of these seven, two are relevant to this assessment i.e. Land Use Planning and Regional & Local Government. The List was last updated in 2010 and referenced here as Natural England 2010.

Hedgerow Regulations 1997

7.1.23. The Hedgerow Regulations 1997 protect important countryside hedgerows in England and Wales from being removed without prior permission from local planning authorities.

Countryside Right of Ways Act 2000

7.1.24. The CRoW Act strengthens the protection and management of important habitats and public access to the countryside.

UK Biodiversity Action Plan

7.1.25. The UK BAP, which was first published in 1994, was the UK government response to the 1992 Convention on Biological Diversity. It sets priorities for nationally important 'priority species' and 'priority habitats'. Each species and habitat action plan has costed actions and targets and is used to inform the compilation of national lists such as the Section 41 List described above.